

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Road use to Commercial use in Sy.No.35 (Part) at Kothaguda Village, Serilingampally Mandal, Ranga Reddy District to an extent of 3310.51 Square Yards – Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No. 181 ,

Dated:03.05.2013.

Read the following:

1. Government Letter No.16848/I1/2011- 1 & 2, MA&UD Department, dated 2.7.2011 and 18.8.2011.
2. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr.No.6212/CDA/CLU/HMDA / 2011, dated:3.1.2012.
3. Government Memo. No.16848/I1/2011-3, MA&UD Department, dated 11.1.2012.
4. From the Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad, Letter No.B/129/TPS/TP11/ GHMC/2012/1638, dated 16.5.2012.
5. Government Memo No.16848/I1/2011-4, MA&UD Department, dated 01.08.2012.
6. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.6212/CLU/CDA/Plg/HMDA/2011, dated 18.04.2013.

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ORDER:

The draft variation to the land use envisaged in the notified CDA Master Plan for Non-Municipal Area / Municipal Area issued in Government Memo 6th read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.450, Part-I, dated 09.08.2012. No objections or suggestions have been received from the public within the stipulated period. The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad in reference 4th read above has reported that the road is already formed on ground with slight realignment and the land use of the site of the applicant is automatically assigned residential land use on par with adjacent land, and therefore recommended the proposal. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.2,76,791/- (Rupees two lakhs seventy six thousand seven hundred and ninety one only) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated **09.05.2013**.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad.
The District Collector, Ranga Reddy District.
Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

...2.

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified CDA Master Plan for Non-Municipal Area / Municipal Area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.450, dated 09.08.1012 as required by sub-section (3) of the said section.

VARIATION

The site in Sy.No.35(P) of Kothaguda Village, Serilingampally Mandal, Ranga Reddy District, to an extent of 3310.51 Sq.Yards, which is presently earmarked for Road Area use zone in the notified CDA Master Plan for Non-Municipal Area / Municipal Area, is now designated as Commercial use zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the Metropolitan Commissioner, HMDA shall examine the entire stretch of road as the R&B road has already been formed, in consultation with R&B Department.
13. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

- NORTH** : Mirchimasala Restaurant in Sy.No.35(P) of Kothaguda Village.
- SOUTH** : Hetero Pharmacy / Wine Shop in Sy.No.36(P) of Kothaguda Village.
- EAST** : Village boundary of Kondapur.
- WEST** : Existing 150 feet wide road which is proposed to 200 feet wide road as per CDA Master Plan.

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER